

District 5

The boundaries of District 5 are shown in the map provided in Figure 10. District 5 will continue as a mixed use area related to the District 1 Village Center while also serving the special needs of the adjacent Barrio Neighborhood.



District 5 - Figure 10

District 5 - Hispanic Mixed Use Support Area

Following are the individual development standards which have been set forth for all projects to be developed within District 5 of the Village Redevelopment Area. Please see the “Universal Standards” section of this Chapter for information on variances and criteria to be used in setting the standards for individual projects when a range is set forth for the subject standard.

Setbacks:

Front:	5 - 20 feet residential 5 - 10 feet commercial
Side:	5 - 10 feet
Rear:	5 - 10 feet

No parking in front or rear setbacks; this area is to be used primarily for landscaping purposes only.

Open Space:

A minimum of 20% of property must be maintained as open space. The open space must be devoted to landscaped pedestrian amenities in accordance with the City of Carlsbad's Landscape Manual. Open space may be dedicated to landscaped planters, open space pockets and/or connections,

roof gardens, balconies, patios, and/or outdoor eating areas. No parking spaces or aisles are permitted in the open space.

Building Coverage:

All projects: 60 to 80%

Building Height:

30 feet maximum with a minimum 4:12 roof pitch.

Due to the fact that this District is located in the Barrio Carlsbad Neighborhood, special scrutiny will be given to any requests for exceptions to the height restrictions. In most cases, additional height will be granted only if there are no objections from the Barrio Community, business and/or residential.

Parking Requirements:

See Chapter 6 of the Village Design Manual for list of parking requirements by land use.

District is located within Zone 2 of the In-lieu Fee Parking Program which means that properties within the District may be allowed to meet a portion of their on-site parking requirement by paying a fee.

The details of the In-lieu Fee Parking Program option for meeting on-site parking requirements are outlined in Chapter 6 of

this Manual.

Other Miscellaneous Requirements:

Access to parking will not be allowed from Roosevelt Street unless no other access is available.

No outdoor storage is permitted within this District. Display of products outdoors must be consistent with standards set forth within this Design Manual or policies established by the Housing and Redevelopment Commission.

Existing residential structures converted to commercial purposes must be brought into conformance with Title 18 of the Carlsbad Municipal Code.

Any lot proposed for non-residential development which adjoins an existing residential lot shall have a solid masonry wall installed along common lot lines. Also any non-residential development constructed in the area shall be designed in a manner which respects the area's transitional or residential character.

DEVELOPMENT STANDARDS